

10. Growth-Inducing Impacts of the Proposed Project

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the SBRA Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?



Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment beyond the direct consequences of developing the land use concept examined in the preceding sections of this Draft Supplemental EIR.

Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development?

As discussed in Section 3.17 of the Modified Initial Study (Appendix A), substantial infrastructure improvements would be required to develop the SBRA Project, including new roadways, sewer lines, and storm drain facilities. However, extensions of existing utility facilities from adjacent areas of the City will provide a sufficient tie-in to the existing utility systems to accommodate the demands of the SBRA Project at full buildout. Adjacent areas in the City of Lake Forest to the northeast, east, and south of the project site are largely developed, while areas to the west are located within the City of Irvine and zoned to provide for a Habitat Preserve. This means that extensions of roads and utilities on the project site would fill a geographic gap in infrastructure and would not make new land accessible for development. Implementation of the SBRA Project requires approval of an Area Plan and a Tentative Tract Map. However, these approvals would not change land use regulations in the City so that obstacles to growth in other parts of the City would be diminished. Rather, these approvals implement the land uses adopted by the City in the Opportunities Study Area project. The SBRA Project is, therefore, not considered to be growth inducing with respect to removal of obstacles to growth.

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Would this project result in the need to expand one or more public services to maintain desired levels of service?

The project would introduce development of new residences and businesses and would induce population growth directly. Impacts to police services, fire protection services, parks, libraries, and schools were evaluated in the OSA PEIR. Impacts were less than significant after implementation of mitigation measures. The analysis for OSA PEIR Site 1 assumed 2,815 maximum dwelling units and 320,000 square feet of commercial on the Shea/Baker Ranch property. The SBRA Project reduces intensity to a maximum of 2,379 units and 25,000 square feet of commercial uses. The SBRA Project involves a reduced development intensity compared to development on Site 1 as analyzed in the OSA PEIR, and its implementation would not result in new impacts related to expansion of public services not already analyzed in the OSA PEIR.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction-related jobs would be created. This would last until project construction is completed in 2015 and would be a direct, but temporary, growth-inducing impact of the project. As analyzed in the OSA PEIR for Site 1, the increased number of residents living in the northern portion of the City of Lake Forest would potentially spur new economic investment in commercial uses serving local residents. This would represent an increased demand for economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. However, this effect would be less than significant due to the size and capacity of recently developed commercial areas to the northeast of the project site, in and around the Foothill Ranch Towne Center. The project location near the retail and service commercial uses offered by several large shopping centers and office parks will mitigate any additional need to accommodate growth in consumer demand or small business growth. The SBRA Project contemplates a development scenario that, while reduced, is consistent with the analysis in the OSA PEIR. Therefore, while the SBRA Project will have an indirect growth-inducing effect, this will be accommodated by existing land use patterns and commercial development.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The SBRA Project requires approval of an Area Plan and a Tentative Tract Map. These approvals do not involve amendments to the City of Lake Forest's General Plan, Zoning Ordinance, or Municipal Code. Rather, these approvals implement the land uses adopted by the City in the Opportunities Study Area project. Therefore, the SBRA Project would not involve precedent-setting actions that would specifically allow or encourage additional developments or growth to occur.